



Horseshoe Barn, Knowle, EX17 5BX

Guide Price £260,000

Horseshoe Barn

Knowle, Crediton

- Character stone barn conversion blending period charm with contemporary design
- Peaceful rural courtyard setting on the edge of Knowle with far-reaching Devon countryside views
- Spacious open-plan living area ideal for modern family life and entertaining
- Vaulted ceilings creating impressive volume and natural light
- Exposed timbers adding warmth and authentic architectural character
- Beautifully converted and thoughtfully designed throughout
- Modern practicality seamlessly integrated within a historic structure
- Idyllic countryside outlook offering privacy and tranquillity
- Courtyard environment fostering a sense of community and seclusion
- Conveniently positioned just three miles from Crediton with easy access to rail links

Set within the former courtyard of Knowle Farm on the edge of the small hamlet of Knowle, Horseshoe Barn enjoys a rural setting surrounded by open farmland and rolling Devon countryside. The location feels peaceful and tucked away from main roads, yet remains accessible, with Crediton just three miles to the east and Copplestone also within easy reach for everyday amenities and rail links.





Converted from stone barns around 2011, the property combines character with practical modern living. Inside, the accommodation is surprisingly spacious, with well-proportioned rooms and a strong sense of light and height. The ground floor has solid oak flooring throughout and is arranged as an open plan living and kitchen space, creating a sociable and adaptable main room with direct access out to the garden. Upstairs, the two bedrooms and large landing benefit from vaulted ceilings and exposed roof timbers, giving a sense of volume and architectural interest. The landing works well as a study area and offers flexibility should further alteration be considered, subject to any necessary consents. A beautifully fitted bathroom completes the first floor.

To the rear, the enclosed garden enjoys open rural views, providing a pleasant outdoor space without feeling overlooked, in fact the endless views make it feel a lot bigger than it is. There is also parking and a double open fronted car port within the courtyard, adding practical storage and covered parking for the property.

Overall, Horseshoe Barn offers character, space and countryside outlook in equal measure. It will appeal to buyers seeking a rural setting with architectural interest, yet within straightforward reach of town facilities and transport connections.

Agents Notes:

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.



Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Private Drainage:

We're informed by the seller that the property has a private drainage system, which they advise is in good working order. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.

Heating Type:

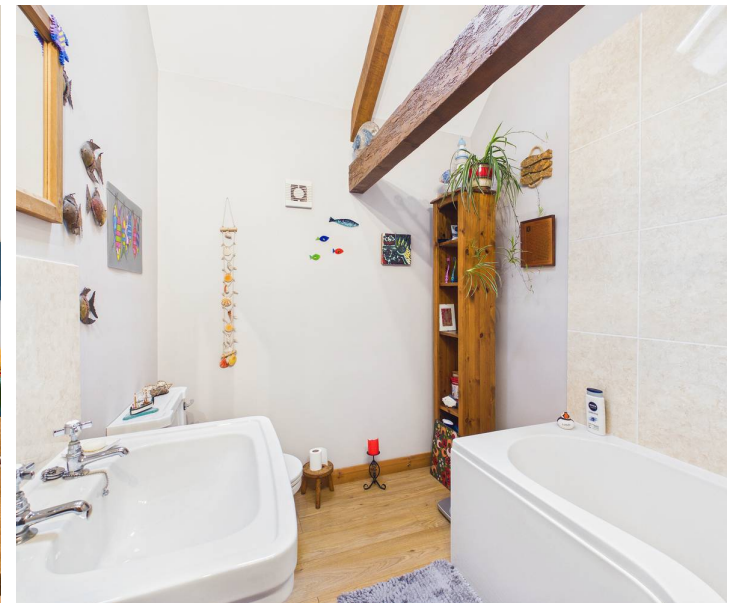
We're informed by the seller that the property is heated via electric central heating. Buyers should confirm servicing arrangements and running costs.

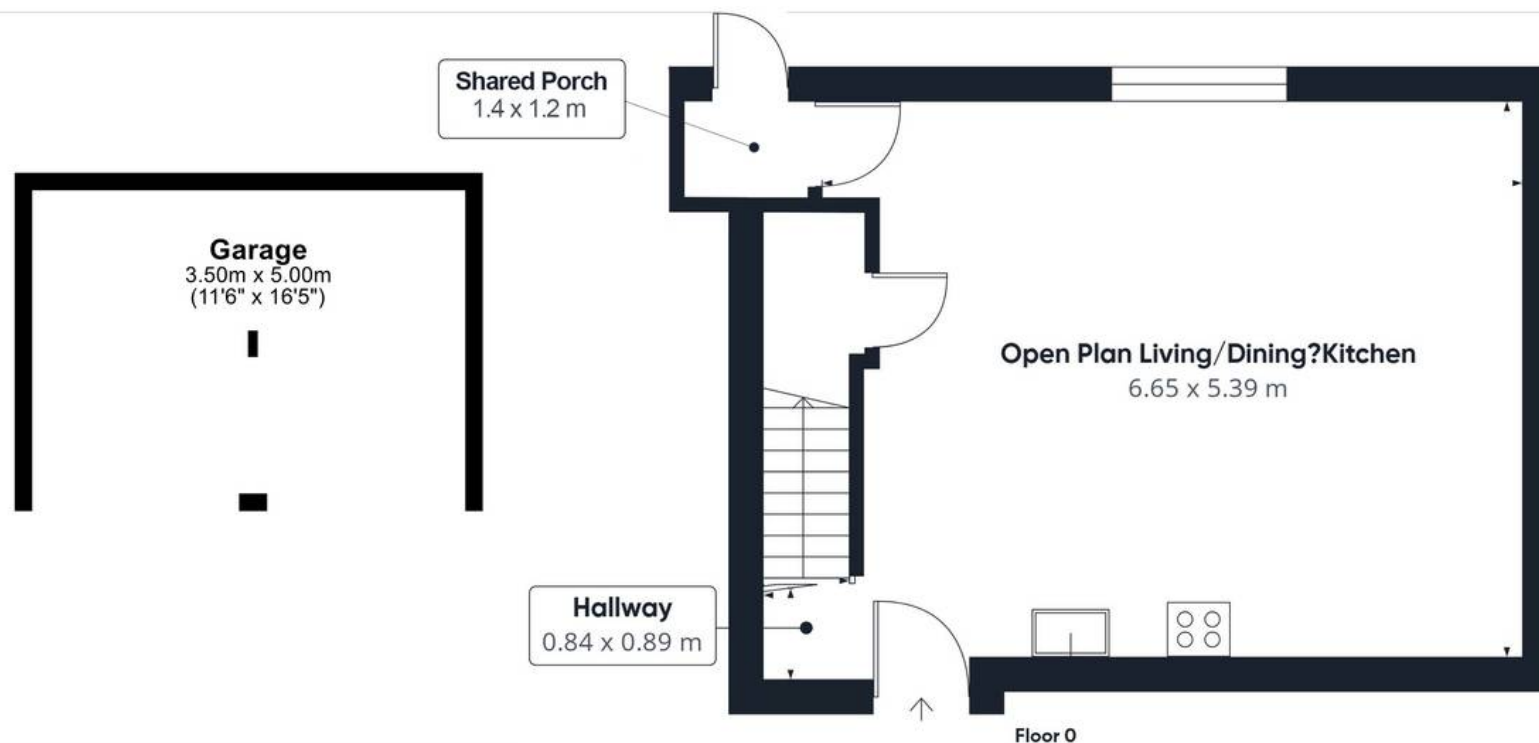
Private / Unadopted Road:

We're informed by the seller that there is a right of way over a private road to access the property. Buyers should confirm ownership, rights of access and responsibility for maintenance or repair with their conveyancer.

Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.





Approximate total area⁽¹⁾
74.2 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Please see the floorplan for room sizes.
Current Council Tax: Band C – Mid Devon

Approx Age: 2011

Construction Notes: Stone, block and cob

Utilities: Mains electric, water, telephone & broadband

Drainage: Private via treatment plant (shared with neighbours)

Heating: Electric central heating boiler to radiators.

Listed: Yes Grade II

Conservation Area: No

Tenure: Freehold with a contribution to upkeep of the communal courtyard and treatment plant via a management committee made up of the owners.

KNOWLE is a hamlet formed by a small number of historic properties. The settlement sits amid hilly farmland but is just 3 miles from the market town of Crediton which is packed full of local shops and amenities. Nearer still is the larger village of Coplestone with its active community, well regarded primary school (OFSTED Good), shop with Post Office, and farm shop. Coplestone also has train and bus services to Crediton and Exeter.

DIRECTIONS : For sat-nav use EX17 5BX and the What3Words address is [///competing.every.novel](#) but if you want the traditional directions, please read on.

Leave Crediton on the A377 towards Coplestone and take the left turn (before reaching Coplestone) signed to Knowle. Continue past the church (on your left) and on the next sharp left hand bend, continue "straight on", bearing left in front of the farmhouse and into the courtyard. The property will be found on the right. For viewings, parking maybe easier in the church car park and walk to the property.





Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.